

IN RE: PETITION FOR SPECIAL HEARING - SW/4 OF REISTERSTOWN ROAD, 155 FEET NW OF C/1 CARAWAY ROAD/4TH ELECTION DISTRICT
SEA LIMITED PARTNERSHIP, PETITIONER

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
90-124-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner in this case seeks a use permit for parking in an O-1 Zone, as more particularly described on Petitioners Exhibit 1.

The Petitioner was represented by Robert A. Hoffman, Esq., of Venable, Baetjer and Howard. Also appearing on behalf of the Petitioner were James Michael Abrams, an officer in HRR Inc., general partner of Sea Limited Partnership; Mickey Cornelius a traffic engineer; and William Kirwin, an expert land planner. Also, Mr. Alan Lewis, a resident of the area and representative of the Reisterstown-Owings Mills-Glyndon Community Association ("ROG") appeared and testified as an interested party who has been involved with the Petitioner in the development of this project. There were no protestants.

Mr. Hoffman, proffered the witness' testimony, introducing as Petitioner's Exhibit 1, a plat showing the proposed parking scheme. He explained that during the 1988 Comprehensive Map Process, the property was rezoned to a

combination of BL and O-1 zoning. The intent was to prevent another strip site along Reisterstown Road and to limit the square footage of commercial space in the area. This dual zoning of the property, proffered Mr. Hoffman, raised a necessity to obtain a use permit to: (1) park in the O-1 Zone to support the office/retail use occurring in the BL Zone; and (2) allow traffic to get from the entrance in the O-1 Zone to the parking and the building (including the drive-thru bank in the BL Zone).

Mr. Hoffman proffered the testimony of Mr. Cornelius that there would not be any adverse impact on either the internal circulation of traffic through the O-1 Zone nor on Reisterstown Road. He further proffered the testimony of Mr. Kirwin, indicating that this plan was the most beneficial for the efficient use of the property, and that there was no adverse impact to the surrounding properties pursuant to the criteria under Section 502.1 BCZR. Mr. Hoffman also indicated that there may be some minor modifications to the parking lot layout.

After reviewing the evidence presented, it appears that the use permit for parking and access proposed by the Petitioner should be approved. The proposed expansion will not be detrimental to the health, safety, or general welfare of the locality; will not tend to create congestion on roads, streets, or alleys; will not create a potential hazard, tend to overcrowd land, or cause undue concentration of population;

will not interfere with the adequate provision of public facilities or the adequate light and air; will not be inconsistent with an impermeable surface and vegetative retention provisions of the BCZR or with the purposes of the property zoning classification; and will not in any other way be inconsistent with the spirit intent of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing held, and appearing that the requirements of Section 502.1 of the BCZR have been met and that the health, safety, and general welfare of the community will not be adversely affected by the proposed expansion, the approvals requested by the Petitioner should be granted.

Therefore, is Ordered by the Zoning Commissioner of Baltimore County, this 16th Day of November, 1989, that the use permit for parking and access in the areas depicted on Petitioners Exhibit 1 be and in hereby Granted.

1. The Petitioner may apply for his building permit and be Granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as appellate process from this Order has expired if, for whatever reason, this Order is reversed, the Petitioner may be required to return, and be responsible for returning, said property to its original condition.

2. Modifications to the parking layout only shall be permitted after submission of a revised site plan to the Zoning Commissioner.

3. Petitioner shall provide a vegetative buffer consisting of 10' high evergreen trees (when planted) which shall screen the parking lot from the dwellings to the south of the site labeled 1-5 "Flat of Section One 'Westbury'".

J. Robert Haines
J. Robert Haines
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 11/16/89
By Robert A. Hoffman

ORDER RECEIVED FOR FILING
Date 11/16/89
By Robert A. Hoffman

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By Robert A. Hoffman

ORDER RECEIVED FOR FILING
Date 11/16/89
By Robert A. Hoffman

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-124-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in an O-1 zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Ground Lessee:
Contract Purchaser:
Sea Limited Partnership
(Type or Print Name)
By: Michael B. Glick, General Partner
Signature
111 Water Street, Suite 210
Address
Baltimore, Maryland 21202
City and State
Attorney for Petitioner:
John B. Howard, Esquire
(Type or Print Name)
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

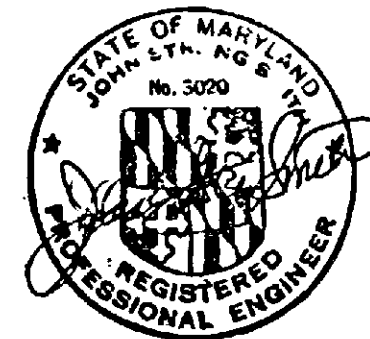
Legal Owner(s):
E. St. Claire, Ltd.
(Type or Print Name)
Signature
Beatrice Levinson, President
(Type or Print Name)
Signature
The Terrace Apartments
6601 Park Heights Avenue
Address
Baltimore, Maryland 21215
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name
210 Allegheny Avenue
Towson, Maryland 21204 823-4111
Address
Phone No.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6238, TOWSON, MARYLAND 21204

Description to Accompany
A Zoning Petition.
May 23, 1989
RS: Vinson Property

Beginning at a point located approximately North 57° West 155 feet from the point of intersection of the centerlines of Reisterstown Road and Caraway Road thence in a clockwise direction:
1) South 64° 09' 10" West 712.62 feet
2) North 39° 43' 27" West 166.20 feet
3) North 46° 46' 57" East 332.47 feet
4) South 43° 12' 14" East 132.42 feet
5) North 46° 26' 28" East 335.17 feet and
6) South 43° 46' 14" East 248.03 feet to the place of beginning.
Containing 3.21 acres of land more or less.
Savings and excepting those areas zoned BL (.60 Ac.), DR 3.5 (.24 Ac.) and DR 5.5 (.06 Ac.).

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN AGREEMENTS OR CONVEYANCES)



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3160
JAN 5 1990
ZONING OFFICE

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County
Room 304, County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 90-124-SPH /
Sea Limited Partnership

Dear Ms. Friedman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject matter.

Sincerely,
Linda Lee M. Kuzmaul
Linda Lee M. Kuzmaul
Legal Secretary

Enclosure

cc: Robert A. Hoffman, Esquire
Mr. Henry Alan Lewis
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Mastarowicz
James E. Dyer
W. Carl Richards, Jr.
✓ Docket Clerk - Zoning
Arnold Jablon, County Attorney

IN THE MATTER OF SEA LIMITED PARTNERSHIP SOUTHWEST 310S OF REISTERSTOWN ROAD, 155' NORTH-WEST OF THE CENTERLINE OF CARAWAY ROAD
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
CASE NO. 90-124-SPH

ORDER OF DISMISSAL

This matter comes before the Board as an appeal of the decision of the Zoning Commissioner dated November 16, 1989 which granted with restrictions the Petition for Special Hearing for a use permit to allow parking in an O-1 zone on property located in the Fourth Election District of Baltimore County.

WHEREAS, the Board is in receipt of a Notice of Dismissal of Appeal filed by People's Counsel for Baltimore County, the Appellants/Protestants in this matter, on December 20, 1989 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, People's Counsel for Baltimore County requests that the appeal filed by them in this matter be withdrawn and dismissed as of December 20, 1989.

IT IS THEREFORE THIS 4th day of January, 1990 by the County Board of Appeals of Baltimore County ORDERED that the appeal filed in Case No. 90-124-SPH be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman

John G. Disney
John G. Disney

ORDER RECEIVED FOR FILING
Date 11/16/89
By Robert A. Hoffman

ORDERED By The Zoning Commissioner of Baltimore County, this 12 day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4 day of August, 1989, at 2 o'clock P.M.

J. Robert Haines
J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.-No.1

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
SW/S Reisterstown Rd., 155' NW
of the C/L of Caraway Rd. : OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District
SEA LIMITED PARTNERSHIP, : Case No. 90-124-SPH
Petitioners

NOTICE OF DISMISSAL OF APPEAL

Please dismiss the appeal of the People's Counsel in the above-captioned matter, since a further review of the case has determined that it is no longer in the public interest to pursue this appeal.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 20th day of December, 1989, a copy of the foregoing Notice of Dismissal of Appeal was mailed to Robert A. Hoffman, Esquire, 210 Allegheny Avenue, Towson, MD 21204.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Office of the Zoning Commissioner Date: February 6, 1990
FROM: Linda Lee M. Kuzmaul
County Board of Appeals
SUBJECT: Closed File
90-124-SPH (Sea Limited Partnership)

As no further appeals have been taken regarding the subject case, we have closed our case file and are forwarding all copies to you. Also, please note that the appeal was dismissed before the file could be prepared and sent up to us. Consequently, we advised Sophie that we had docketed and prepared the Order of Dismissal without the use or need of her preparing a file for us. The file would most likely be in the appeals drawer although it was never formally set up.

Linda

Attachments

CPS-008

IN THE MATTER OF SEA LIMITED PARTNERSHIP, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 155' NORTH- WEST OF THE CENTERLINE OF CARAWAY ROAD
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 90-124-SPH

ORDER OF DISMISSAL

This matter comes before the Board as an appeal of the decision of the Zoning Commissioner dated November 16, 1989 which granted with restrictions the Petition for Special Hearing for a use permit to allow parking in an O-1 zone on property located in the Fourth Election District of Baltimore County.

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WHEREAS, People's Counsel for Baltimore County requests that the appeal filed by them in this matter be withdrawn and dismissed as of December 20, 1989.

IT IS THEREFORE THIS 4th day of January, 1990 by the County Board of Appeals of Baltimore County ORDERED that the appeal filed in Case No. 90-124-SPH be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman

Michael G. Sauger
Michael G. Sauger

John G. Disney
John G. Disney

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
SW/S Reisterstown Rd., 155' NW
of the C/L of Caraway Rd. : OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District
SEA LIMITED PARTNERSHIP, : Case No. 90-124-SPH
Petitioners

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Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 20th day of December, 1989, a copy of the foregoing Notice of Dismissal of Appeal was mailed to Robert A. Hoffman, Esquire, 210 Allegheny Avenue, Towson, MD 21204.

Phyllis Cole Friedman
Phyllis Cole Friedman

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S Reisterstown Rd., 155' NW
of the C/L of Caraway Rd. : OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District
SEA LIMITED PARTNERSHIP, : Case No. 90-124-SPH
Petitioners

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of November 16, 1989, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing. There is no authority for commercial parking in an O-1 zone. See BCCR 409.4.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 30th day of November, 1989, a copy of the foregoing Notice of Appeal was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S Reisterstown Rd., 155' NW
of the C/L of Caraway Rd. : OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District
SEA LIMITED PARTNERSHIP, : Case No. 90-124-SPH
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 30th day of November, 1989, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 4, 1990

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County
Room 304, County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 90-124-SPH
Sea Limited Partnership

Dear Ms. Friedman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject matter.

Sincerely,

Linda Lee M. Kuzmaul
Linda Lee M. Kuzmaul
Legal Secretary

Enclosure

cc: Robert A. Hoffman, Esquire
Mr. Henry Alan Lewis
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

IN THE MATTER OF SEA LIMITED PARTNERSHIP, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 155' NORTH- WEST OF THE CENTERLINE OF CARAWAY ROAD
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BEFORE THE
COUNTY BOARD OF APPEALS
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CASE NO. 90-124-SPH

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WHEREAS, People's Counsel for Baltimore County requests that the appeal filed by them in this matter be withdrawn and dismissed as of December 20, 1989.

IT IS THEREFORE THIS 4th day of January, 1990 by the County Board of Appeals of Baltimore County ORDERED that the appeal filed in Case No. 90-124-SPH be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman

Michael G. Sauger
Michael G. Sauger

John G. Disney
John G. Disney

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
SW/S Reisterstown Rd., 155' NW : OF BALTIMORE COUNTY
4th Election District :
3rd Councilmanic District :
SEA LIMITED PARTNERSHIP, : Case No. 90-124-SPH
Petitioners : : : : :
NOTICE OF DISMISSAL OF APPEAL

Please dismiss the appeal of the People's Counsel in the above-captioned matter, since a further review of the case has determined that it is no longer in the public interest to pursue this appeal.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
687-2188

I HEREBY CERTIFY that on this 20th day of December, 1989,
a copy of the foregoing Notice of Dismissal of Appeal was mailed to Robert
A. Hoffman, Esquire, 210 Allegheny Avenue, Towson, MD 21204.

Phyllis Cole Friedman
Phyllis Cole Friedman

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
James Adams	111 Water St., 21202
Henry A. Lewis	22 Caraway Rd. 21136
BILL KIRWIN	28 E. SUSQUEHANNA AVE TOWSON 21204
MICKEY CORNELIUS	414 E. JOPPA RD. Towson 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: September 17, 1989
Posted for: Special Hearing
Petitioner: Sea Limited Partnership - Lease
Location of property: SW/S Reisterstown Road, 155' NW of c/l
Caraway Road
Location of Sign: SW Side of Reisterstown Road, in front
of subject property
Remarks:
Posted by: S. J. Grata Date of return: September 19, 1989
Number of Signs: 3

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 18, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-124-SPH
SW/S of Reisterstown Road, 155' NW of c/l Caraway Road
4th Election District - 3rd Councilmanic
Legal Owner(s): E. St. Claire, Ltd.
Ground Lessee: Sea Limited Partnership
HEARING SCHEDULED: WEDNESDAY, OCTOBER 4, 1989 at 2:00 p.m.

Special Hearings To approve a use permit for parking.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:js
cc: Sea Limited Partnership
E. St. Claire, Ltd.
John B. Howard, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 9/12/89

Sea Limited Partnership
111 Water Street, Suite 210
Baltimore, Maryland 21202

ATTN: MICHAEL B. GLICK

Re: Petition for Special Hearing
CASE NUMBER: 90-124-SPH
SW/S of Reisterstown Road, 155' NW of c/l Caraway Road
4th Election District - 3rd Councilmanic
Legal Owner(s): E. St. Claire, Ltd.
Ground Lessee: Sea Limited Partnership
HEARING SCHEDULED: WEDNESDAY, OCTOBER 4, 1989 at 2:00 p.m.

Gentlemen:
Please be advised that \$ 34.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland. Fifteen (15) minutes before your hearing is scheduled to begin.

If a post set(s), there is a fee for each such set.

BALTIMORE COUNTY, MARYLAND No. 077293
OFFICE OF FINANCE - REVENUE DIVISION
(MISCELLANEOUS CASH RECEIPT)

DATE 9/25/89 ACCOUNT R 01-615-000

AMOUNT \$ 34.03

RECEIVED FROM: Variable, Beatrix & Howard

FOR: SEA 90-124

B B CDE*****846338 3262F

VALIDATION OR SIGNATURE OF CASHIER
WHITE-CARD PINK-RECEIPT YELLOW-CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 7, 1989

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept 7, 1989.

THE JEFFERSONIAN,

S. Zebe Olsen
Publisher

PO 16315
NY 1134177
CA 90-124-SPH
price \$ 32.43

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1989

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 582, Case No. 90-124-SPH
Petitioner: E. St. Claire, Ltd, et al
Petition for Special Hearing

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Beatrice Levinson

Mr. Michael B. Glick

CERTIFICATE OF PUBLICATION

THIS was published in the newspaper County

the first

the second

the third

LEGAL NOTICE

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CASE NUMBER: 90-124-SPH
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4th Election District - 3rd Councilmanic
Legal Owner(s): E. St. Claire, Ltd.
Ground Lessee: Sea Limited Partnership
HEARING SCHEDULED: WEDNESDAY, OCTOBER 4, 1989 at 2:00 p.m.

Special Hearing: To approve a use permit for parking.

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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

LEGAL NOTICE

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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

THOMAS J. HARRISON, Sr.
Purchasing Agent

ORDER NO. 8-791

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this

12th day of July, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Beatrice Levinson, et al

Petitioner's Attorney: John B. Howard



**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

July 7, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Z.A.C. meeting 7/11/89
Sea Limited Partnership
(Vinson Property)
S/W side Reisterstown Rd
MD 140
155' N.W. Caraway Road
Special hearing approve
permit for parking
Item #60?

Dear Mr. Haines:

The subject plan is unacceptable. The proposed entrance must be located near the north west property line as previously mentioned to the developer's engineer. The radii at the entrance must be 20'. It is strongly recommended the entrance width be 30'.

It is requested that the hearing date not be assigned until the plan is revised.

Contact John Meyers (333-1350), if you have any questions.

Very truly yours,

John Meyers
John Meyers, Assistant Chief
Engineering Access Permits
Division

JM/es

cc: Mr. J. Ogle
Larry Brocato

RECEIVED
JUL 11 1989

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5082 Statewide Toll Free
707 N. Calvert St., Baltimore, Maryland 21203-0717

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: J. Robert Haines DATE: September 25, 1989
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: E. St. Claire, Ltd., Item 582
Zoning Petition No. 90-124SPH

The Petitioner requests a Special Hearing to approve a use permit for parking in an O-1 zone. In reference to this request staff offers the following comments:

- The plan shows that 80% lot coverage has not been exceeded.
- 20% amenity open space should be provided in any case, regardless of whether a parking lot or building is constructed.

A copy of the CRG comments have been attached.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL/pat

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENT DATE: July 21, 1989
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: VINSON PROPERTY XXXXX PLAN

PROJECT NUMBER: IV-370

This plan proposes construction of three story office building on 3.21 ± acres of land zoned B.I., O-1, D.R. 3.5 and D.R. 3.5. The site is located on the west side of Reisterstown Road and the south side of Bosley Lane.

The Office of Planning has reviewed the revised plan dated July 17, 1989 and submits the following comments:

A typical sign detail should be included on the revised plan. A note should state that all signs will conform to the applicable sections of the Baltimore County Zoning Regulations.

The proposed entrance should be widened to meet the State Highway Administration requirements of 30' not 25' as shown.

The storm water management facility should be effectively screened from all adjacent residential properties. The revised plan should include additional landscaping detail regarding screening of commercial parking adjacent to existing residentially used properties which incorporates the use of a fence, wall or increased plant screening.

An existing row of pine trees along the northwestern perimeter of the site adjacent to Bosley Lane should be shown as "to remain."

The residential buffer should include a 6 foot wooden or board on board fence supplemented with evergreen trees.

A final landscape plan, approved by the Office of Planning and Zoning, is required prior to the issuance of building permits.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

RECEIVED
AUG 5 1989

ZONING OFFICE

July 31, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 515, 574, 575, 576, 577, 578, 579, 580, 581, and 582.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

**BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT**

7/17/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 582 Zoning Advisory Committee Meeting of July 11, 1989

Property Owner: E. St. Claire, Ltd. District: 4

Location: SW/S of Reisterstown Road Sewage Disposal: Metro

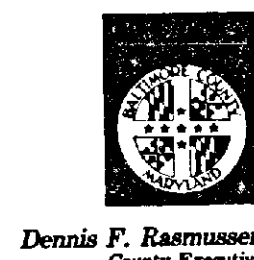
Water Supply: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Environmental Protection and Resource Management, for review and approval.
- () Prior to new installation(s) of food service equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chiller/generator which has a total cooling surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulatory code for complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3775, regarding removal of existing structure(s).

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief

JULY 19, 1989



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LEASSEE: SEA LIMITED PARTNERSHIP
Location: SW/S OF REISTERSTOWN ROAD,
Item No.: 582 Zoning Agenda: JULY 11, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

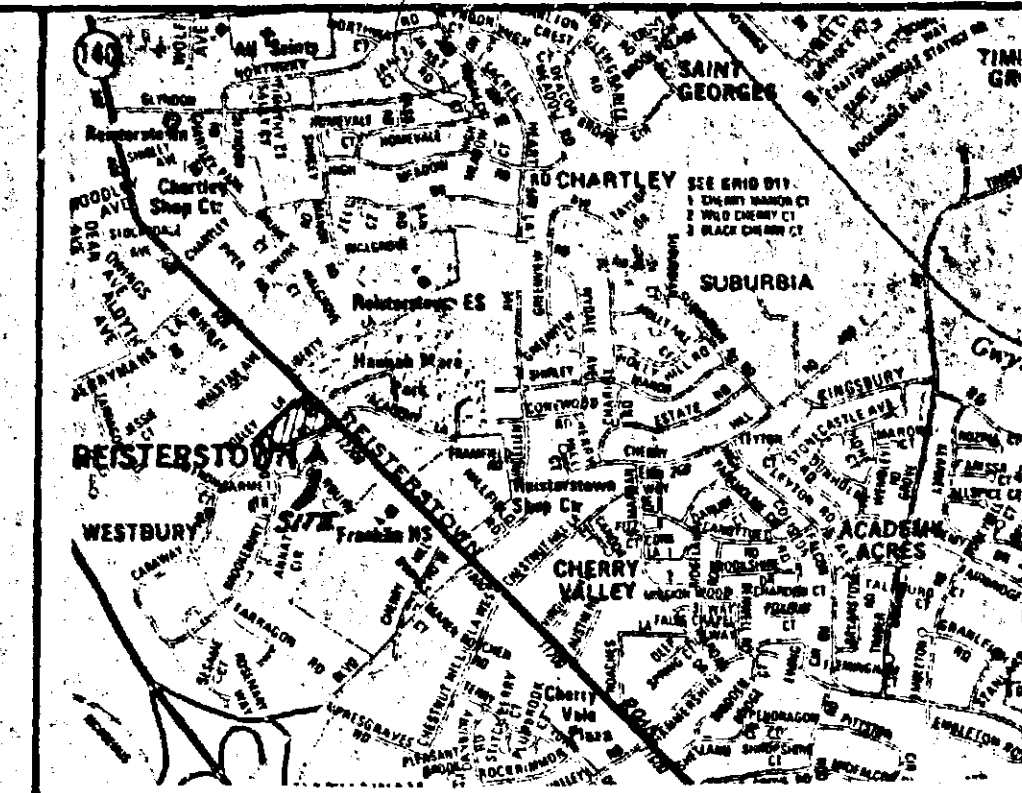
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. ...* Noted and Approved: *Carl J. ...*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

LANDSCAPE REQUIREMENTS

240 LF. EX. ROAD @ 1/40 LF. = 6.2 TREES
 200 LF. EX. ROAD @ 1/20 LF. = 10.0 TREES
 175 PS @ 1/12 PS = 14.2 TREES
 TOTAL = 30.4 = 31 TREES



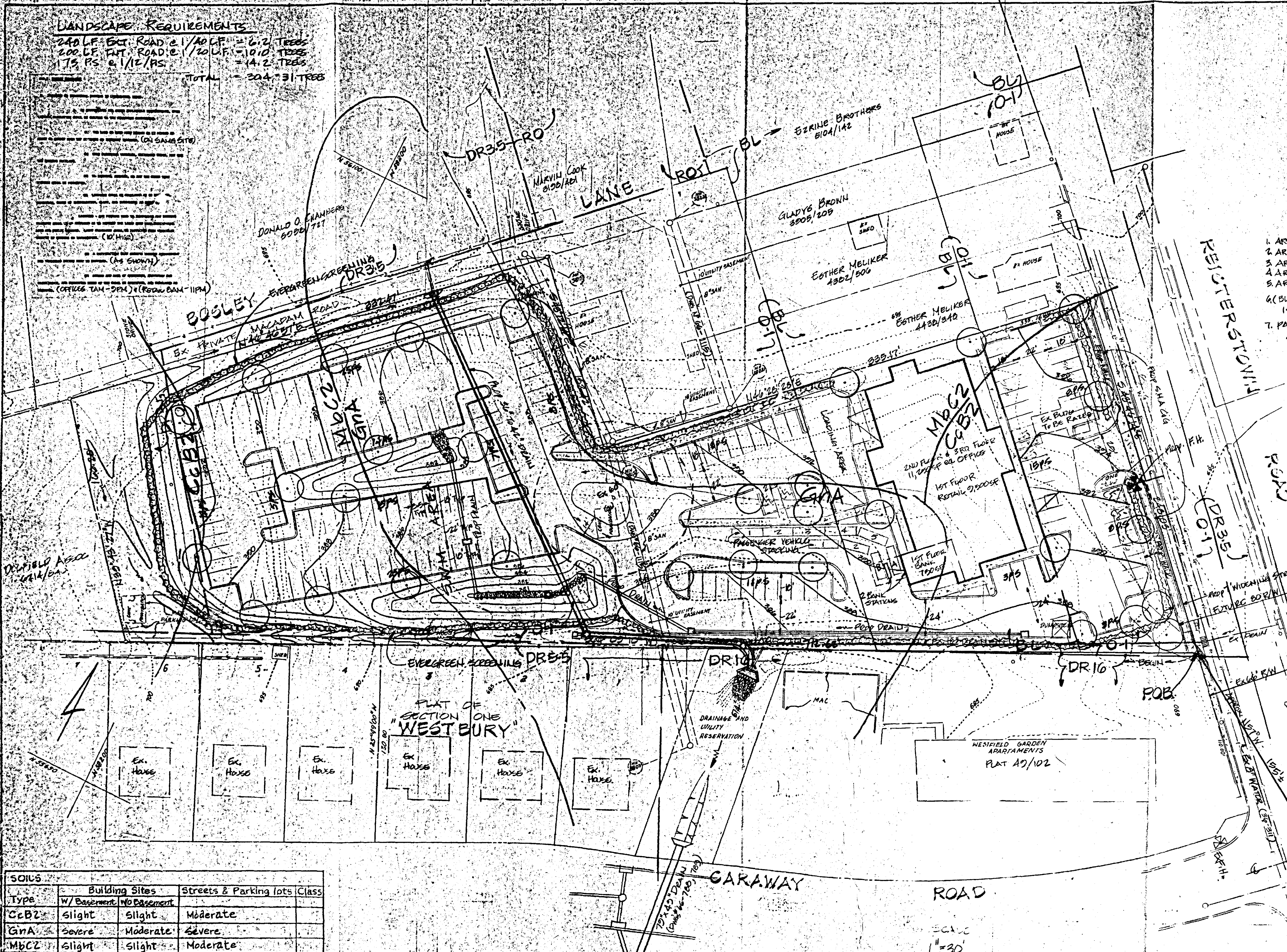
VICINITY MAP
 SCALE 1"=2000

SITE DATA

1. AREA OF SITE (NET 3.21 AC) (GROSS 3.71 AC)
2. AREA OF BL ZONE (NET 1.60 AC) (GROSS 1.60 AC)
3. AREA OF O-1 ZONE (NET 2.31 AC) (GROSS 2.47 AC)
4. AREA OF DR 3.5 ZONE (NET 2.4 AC) (GROSS 2.4 AC)
5. AREA OF DR 5.5 ZONE (NET 0.6 AC) (GROSS 0.6 AC)
6. (BUILDING AREA IN BL) FAR PERMITTED .60 AC X 3 = 1.80 AC
 1-BAC = 70,400 SF. SHOWN 33,750 SF OR (FAR=1.12)
7. PARKING
 A) REQUIRED
 1ST FL. BANK 750 SF @ 3.3/1000 = .75 X 3.3 = 2.475 PS*
 1ST FL. RETAIL 9,500 SF @ 5/1000 = 9.5 X 5 = 47.5 PS*
 2ND & 3RD FL. TOTAL 22,500 SF OFFICES
 IF GEN. @ 3.3/1000 = 22.5 X 3.3 = 74.25 PS
 IF MEDICAL @ 4.5/1000 = 22.5 X 4.5 = 101.25 PS*
 TOTAL MAX* = 152 PS
 B) SHOWN = 173 PS

GENERAL NOTES

1. CENSUS TRACT 4044.01
2. COUNCILMANIC DIST #3
3. WATERSHED #27
4. SUBWERSHED #67
5. A.D.T.S. 1971 TO 3381
6. PROP. NO. 04-22-035180, 04-22-035181, 04-16-018180
7. NO FLOOD PLAINS OR WETLANDS, CRITICAL AREA, ENDANGERED SPECIES OR HAZARDOUS MATERIAL SITE TO THE BEST OF OUR KNOWLEDGE
8. DEED REF: 7570/430, 7570/440 & 7570/442



SOILS			
Type	Building Sites	Streets & Parking lots	Class
CeB2	Slight	Slight	Moderate
GNA	Severe	Moderate	Severe
MbC2	Slight	Slight	Moderate

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120
 J.S. KLINE

DEVELOPER &
HELMESMAN PROPERTIES, INC.
 111 WATER STREET
 BALTIMORE, MD. 21202 (410-599-9999)

PLAN TO ACCOMPANY A ZONING PETITION TO PERMIT PARKING IN AN O-1 (RESIDENTIAL DR 3.5) ZONE PER SECT 409.8 B PURSUANT TO SECT. 204.3 B.1.



C.R.G. VINSON PLAN PROPERTY
 BALTO CO. MD. ELECT. DIST. 4
 SCALE: 1"=30' MAY 21, 1989
 PH 6004

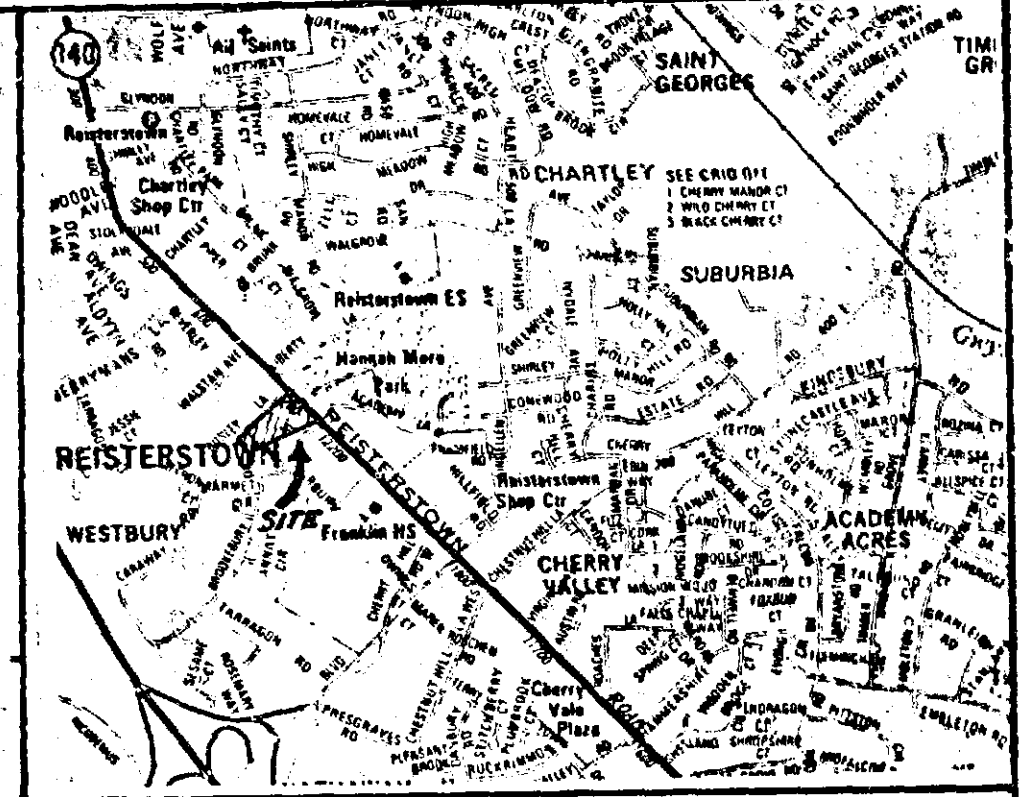
LANDSCAPE REQUIREMENTS

240 LF. EX. ROAD C1/AD LF. = 62 TREES=7
 200 LF. EX. ROAD C1/AD LF. = 100 TREES=10
 175 PS. C1/12/PS. = 142 TREES=15

TOTAL = 304 TREES
 PROD. 31
 EXIST. 32+
 SCHEMATIC ONLY

ADJ. CALCULATION
 DRIVE IN BANK (2 MINORS) 297/1100 = 594 ADT
 RETAIL 9.5 K.H.S.R. = 1100 ADT
 ALTERNATES (OFFICE)
 1) GENERAL OFFICE 22.5 K.H.S.R. = 277 ADT
 2) MEDICAL OFFICE 22.5 K.H.S.R. = 1688 ADT
 112 + 38 = 1971 ADT
 1 + 2 + 36 = 3392 ADT

STONE WATER MANAGEMENT
 100% STORAGE REQUIRED IN POND #1, #2 & #3 STONE STORAGE
 100% STORAGE REQUIRED IN POND #1, #2 & #3 STONE STORAGE



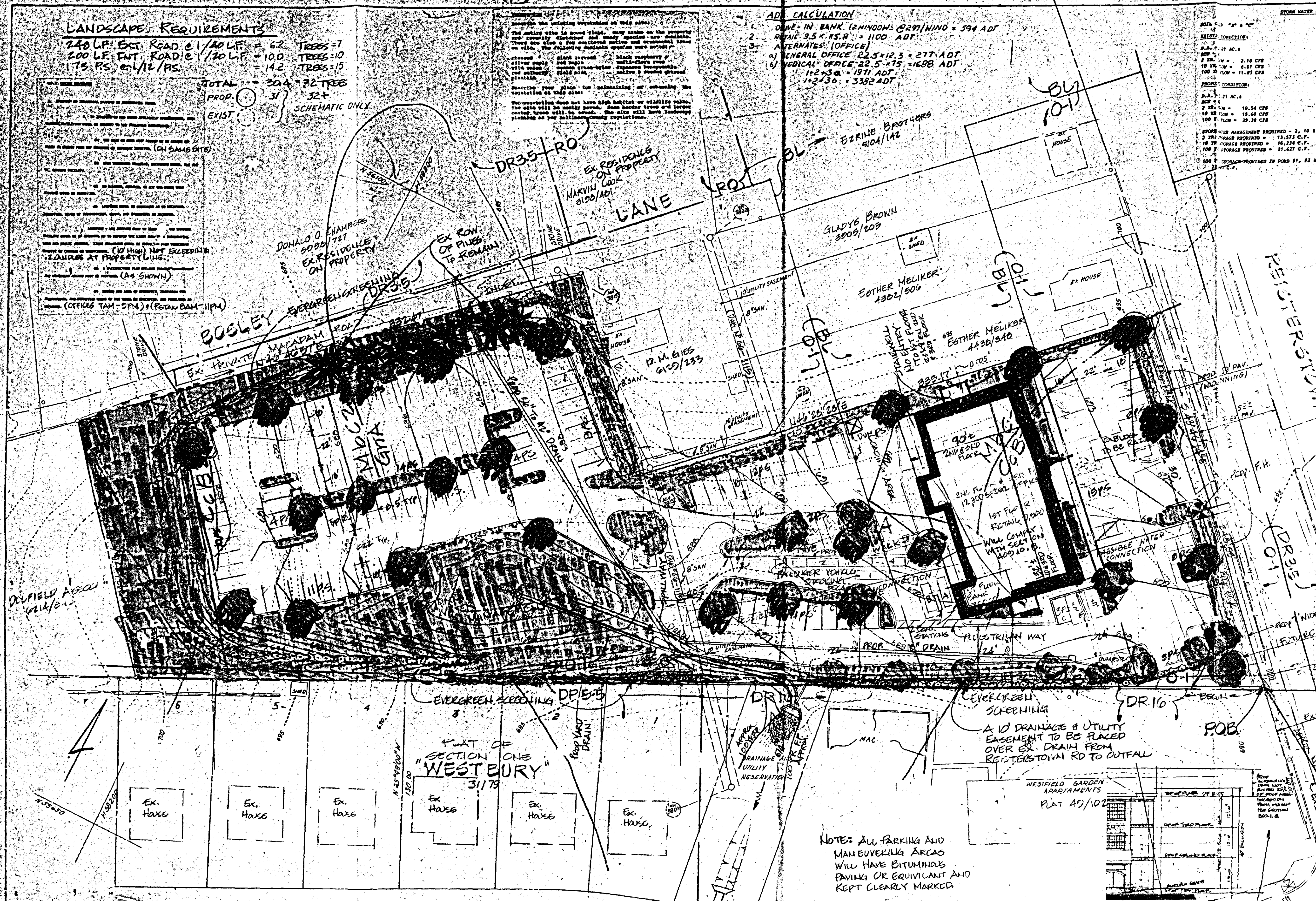
VICINITY MAP
 SCALE 1"=2000

SITE DATA

1. AREA OF SITE (NET 3.21 AC) (GROSS 3.37 AC)
2. AREA OF BL ZONE (NET .60 AC) (GROSS .60 AC)
3. AREA OF CH ZONE (NET 2.31 AC) (GROSS 2.47 AC)
4. AREA OF DR 3.5 ZONE (NET .24 AC) (GROSS .24 AC)
5. AREA OF DR 5.5 ZONE (NET .06 AC) (GROSS .06 AC)
6. BUILDING AREA IN BL FAR PERMITTED .60 AC X 3.10 PM
 1.6 AC = 70,400 SF SHOWN 24,550 SF OR (FAR=1.23)
7. PARKING
 A) REQUIRED
 1ST FL. BANK 750 SF @ 3.3/1000 = 250 X 3.3 = 825 SF
 1ST FL. RETAIL 9,500 SF @ 5/1000 = 950 X 5 = 4750 SF
 2ND & 3RD FL TOTAL 24,000 SF OFFICE
 1500 X 3.3/1000 = 495 X 3.3 = 1635 SF
 TOTAL MAX. = 15345 SF
 B) SHOWN
 C) REQUIRED 6 H S - SHOWN 6 H S

GENERAL NOTES

1. CENSUS TRACT 4044.01
2. CONGRESSIONAL DIST #3
3. WATERSHED #27
4. SUBWATERSHED #67
5. A.D.T.S. 1971 TO 73.92
6. PROP. NO. 04-22-035150, 04-22-035151
 04-16-015150
7. NO FLOOD PLAINS OR WETLANDS, CRITICAL AREA
 ENDANGERED SPECIES OR HAZARDOUS
 MATERIAL SITE TO THE BEST OF OUR
 KNOWLEDGE
8. DEED REF: 7570/430, 7570/440 & 7570/442
 SIGN TO ARC SUBJECT TO SECT.
 204.36.3 & 413 (LOCATIONS TO BE
 DETERMINED) MAY BE SUBJECT TO
 ZONING HEARING.

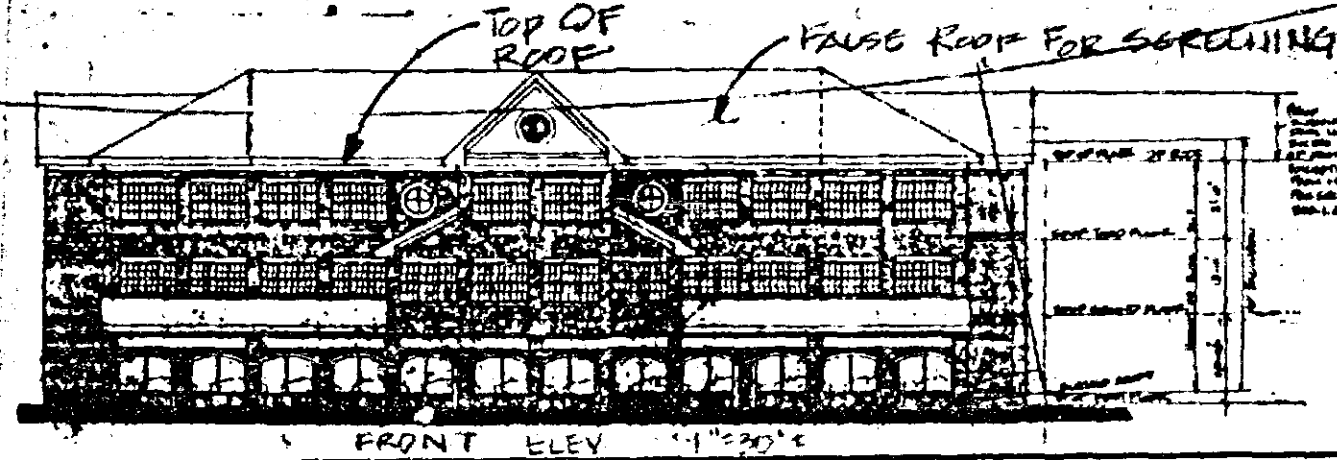


FROM B.C. SOIL SURVEY				
Type	Building Sites	Streets & Parking Lots	Class	
CcB2	slight	slight	Moderate	B
GnA	severe	Moderate	Severe	C
MbC2	slight	slight	Moderate	B

SOILS: (SOIL BORINGS TO BE DONE BY SOILS ENGINEER)
 THE MANOR & CHESTER SOILS HAVE AN EROSION FACTOR THAT WILL BE STABILIZED THROUGH DEVELOPMENT BY REDUCING EXPOSURE TO THE ELEMENTS AND FINDER COMPACTION AND STABILIZATION WITH VEGETATIVE COVER. THE GLENVILLE SOILS NO LONGER FUNCTION AS PRIMARY HYDRIC SOIL AS GRADUALLY BY MR. KELLY POWER OF DEPT. OF THE CHARACTERISTICS WILL FURTHER CHANGE WHEN BRING OFFSITE THROUGH & NOT OVER THE SITE.

DEVELOPER
 HELMSMAN PROPERTIES, INC
 111 WATER STREET
 BALTIMORE, MD. 21202 (410-9999)

PRE-CRG.	REVISIONS 7/14/87
ADDED FRONT ELEV.	LABELED ADJACENT PROP. LINES
REMOVED CONTIGUOUS	ADDED DUMPSTER
INCREASED L.S. STRIP	DIMENSIONED BUILD AND INDICATED
ALONG SOUTH LINE	AND ADJUSTED FLOOR AREAS
SHOWED SPILLWAY	ADDED TO SOIL NOTE FOR MITIGATION
MOVED HANDICAP SLOPE	INDICATED PAVING & COMPLIANCE 207.10.6
ADJUSTED PARK LANE	ADDED TO LIGHTING NOTE TOP LEFT



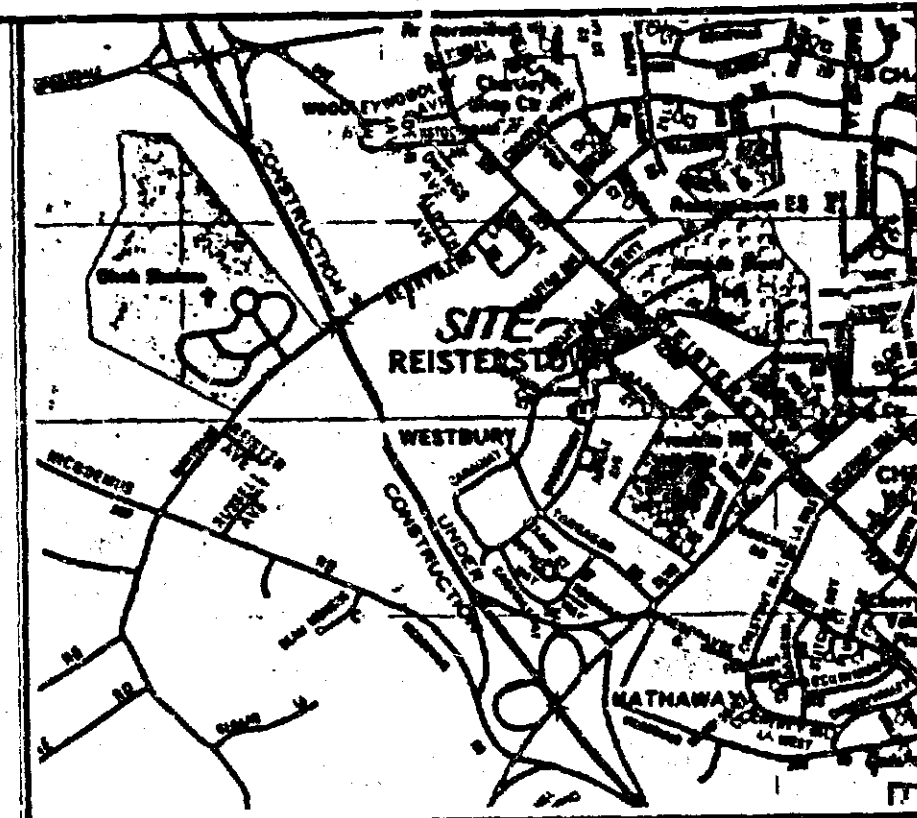
FLAT TO ACCOMPANY A ZONING PETITION TO PERMIT PARKING IN AN O-1 (RESIDENTIAL DR 5.5) ZONE PER SECT 409.8 B PURSUANT TO SECT. 204.3.B.1.

PETITIONER'S EXHIBIT 1

PUBLIC SERVICES LRG#39142
 PLANNING NO. II-370
 REV 10/4/89

CRG. PLAN
 VINSON PROPERTY
 BALTO CO. MD
 SCALE 1"=30'
 ELECT. DIST. 4
 MAY 21, 1989

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120
 J. S. KLINE



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

1. AREA OF SITE - 3.37 AC.
2. AREA OF LOT 1 - 0.60 AC.
3. AREA OF LOT 2 - 2.47 AC.
4. AREA OF LOT 3 - 0.24 AC.
5. AREA OF LOT 4 - 0.60 AC.
6. PROP. REFERENCE
7. EX. USE - VACANT
8. PROP. USE - OFFICE/COMMERCIAL
9. TOTAL FLOOR AREA - 34,850 S.F.
10. PARKING REQUIRED:
 - 1ST FLOOR BASE - 750 S.F. @ 3.3/1000 = .75 X 3.3 = 2.48 P.S.*
 - 1ST FLOOR RETAIL - 9,500 S.F. @ 5/1000 = 9.5 X 5 = 47.5 P.S.*
 - 2ND & 3RD FLOOR TOTAL 24,600 S.F. OFFICES @ 3.3/1000 = 24.6 X 3.3 = 81.8 P.S.*
 - COMBINED MAX. RETAIL @ 4.5/1000 = 18 X 4.5 = 81 P.S.*
 - GER. @ 3.3/1000 = 6.6 X 3.3 = 21.8 P.S.*

11. TOTAL MAX. = 153
12. FLOOR AREA RATIO = 153 P.S. (INCL. 6 HANDICAP SPACES)
13. FLOOR AREA RATIO = 0.50 AC./13.37 AC. = 33.7%
14. % OPEN SPACE = 1.49 AC./3.37 AC. = 44.2%
15. % BUILDING COVERAGE = 0.24 AC./3.37 AC. = 7%
16. AREA TO BE DISTURBED = 3.09 AC.
17. PARKING SPACES PER 100' X 100' = 18'

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND THE PLANNING CODE, UNLESS OTHERWISE NOTED.
2. THE LOCATION OF ALL EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY HIS OWN INVESTIGATION PRIOR TO BEGINNING CONSTRUCTION.
3. ONLY UTILITIES IDENTIFIED SHALL BE USED AS FILL AND FILL SHALL BE BUILT TO A MINIMUM DEPTH OF CONSTRUCTION BY 5% OF THE DISTANCE FROM THE EXISTING UTILITIES TO THE PROPOSED CONSTRUCTION.
4. ALL UTILITIES SHALL BE DELETED FROM THE SITE PRIOR TO THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE DELETED FROM THE SITE PRIOR TO THE START OF CONSTRUCTION.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT BENCH BEHIND ALL PROPOSED CURBS AND OUTLET IN FILL AREAS.
7. THE CONTRACTOR SHALL NOTIFY THE GAS AND ELECTRIC COMPANY AND THE TELEPHONE COMPANY FIVE DAYS PRIOR TO BEGINNING WORK AS SHOWN ON THESE PLANS. CALLS SHALL BE MADE AT 1-555-0100.
8. CONTRACTOR IS TO MAINTAIN A 6" LITTING COVER OVER PROPOSED WATER LINE UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL FURNISH OWNER A LETTER CERTIFYING THAT ALL NOTES HAVE BEEN REVIEWED BY THE BALTIMORE COUNTY FIRE DEPARTMENT. THE CERTIFICATION SHALL BE FURNISHED BY THE CONTRACTOR TO THE BALTIMORE COUNTY FIRE DEPARTMENT. A TESTING COMPANY SHALL BE EMPLOYED (1975-1991) BY THE BALTIMORE COUNTY FIRE DEPARTMENT. (1975-1991) BY THE BALTIMORE COUNTY FIRE DEPARTMENT.
10. CONTRACTOR SHALL FURNISH OWNER A LETTER CERTIFYING THAT PRESSURE TESTS HAVE BEEN SATISFACTORILY MADE AND A LETTER FROM THE BALTIMORE COUNTY FIRE DEPARTMENT INDICATING THAT PRESSURE TESTS FOR FIRE LINES HAVE BEEN SATISFACTORILY COMPLETED.
11. FOR HANDICAP ACCESS, REFER TO ARCHITECTURAL DRAWINGS.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
13. ALL HANDICAPPED PARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH BALTIMORE BUILDING CODE FOR THE HANDICAPPED AND AGED.
14. SEE LANDSCAPING PLAN FOR SPECIES AND PLANTING.
15. PAVING SECTION TO BE AS SPECIFIED BY BIDS EXISTING.

PETITIONER'S
EXHIBIT 2

PRELIMINARY

PRINT DATE

OCT 4 1989

AS-BUILT PLANS & CERTIFICATION ARE REQUIRED FOR THIS STORM WATER MANAGEMENT FACILITY. THESE MUST BE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. BALTIMORE COUNTY WILL NOT PERFORM A FINAL INSPECTION OF THE AS-BUILT PLANS OR CERTIFICATION. THE STORM WATER MANAGEMENT PERMIT SECURITY WILL NOT BE RELEASED UNTIL THE AS-BUILT PLANS & CERTIFICATION ARE APPROVED BY BALTIMORE COUNTY.

IN ORDER TO PREPARE THE AS-BUILT PLANS AND CERTIFICATION, THE STORM WATER MANAGEMENT FACILITY INC. IS INSPECTED DAILY BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. ALSO DAILY INSPECTION REPORTS, CONSTRUCTION TEST REPORTS, MATERIAL SUPPLY TICKETS AND ANY OTHER PERTINENT INFORMATION ARE NECESSARY TO CERTIFY ALL STAGES OF CONSTRUCTION. THIS IS REQUIRED BY SECTION 3-150.5 OF THE BALTIMORE COUNTY CODE.

THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE PLANS.

THIS IS APPLICABLE TO ANY SEDIMENT CONTROL, BARRIERS THAT WILL ULTIMATELY BE USED FOR STORM WATER MANAGEMENT.

"AS-BUILT" CERTIFICATION

I hereby certify that the facility shown on this plan was constructed as shown on the "As-Built" plans and meets the approved plans and specifications.

SIGNED _____ P.E. _____
DATE _____

PLAN
SCALE: 1"=30'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

SIGNED _____ P.E. _____
DATE _____

OWNER / DEVELOPER
HELMSMAN PROPERTIES, INC.

111 WATER STREET
BALTIMORE, MARYLAND
(301) 625-0999

DEVELOPER'S/LAND OWNER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS(S) AND ON THE APPROVED SEDIMENT CONTROL DRAWING(S) WILL BE ACCOMPLISHED PURSUANT TO THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY/OUR RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS WITHIN THIRTY (30) DAYS OF COMPLETION, BY A REGISTERED PROFESSIONAL ENGINEER.

SIGNED _____ DATE _____

DESIGNED: N.B.

DRAWN: A.D.

CHECKED: N.B.

SITE PLAN
FOR
VINSON PROPERTY

BALTO. CO., MD.
SCALE: 1" = 30'
PN 6004

ELECTION DIST. #4
SEPTEMBER 12, 1989
SHEET OF